

**ISABELLA V. CHOATE
225 NEWTOWN ROAD
ACTON, MA 01720**

January 29, 2014

Zoning Board of Appeals Town of Acton 472 Main Street Acton, MA 01720

Re: Post Office Crossing Comprehensive Permit Hearing #13-06

To the members of the Board:

In 2012, when this project came to the Town for endorsement as a LIP, I was asked to review it by an abutter. At that stage the conceptual plans and less detailed information is to be expected and is acceptable in that the endorsement by the Town is conceptual in nature. Once a plan reaches this stage in the process one expects to have more complete filings for review.

A review of the applicant's initial submission to the Board of Appeals, dated November 5, 2013, finds it missing information required by your Rules and Regulations for Comprehensive Permits. I did not see any comments from staff on compliance with your rules and regulations nor any request for waivers from the submittal rules by the applicant. Some of the missing information has since been filed however it is still lacking important details.

Notably lacking is a clear detailed list of the non-compliance with all the Town's bylaws, rules and regulations, detailing the exemptions needed and the basis for the request. (Section 3.15) This is also a listed requirement in the Housing Appeals Committee Guidelines for Local Review.

The lack of Board of Health indication of an approved or approvable wastewater system under Title 5 is another issue I see. Having worked on other 40B projects I am aware that the issue of shared systems using a homeownership model can become a stumbling block impacting the overall design of the project.

I support the desire to streamline the permitting process for small 40B projects, which have agreed to the LIP process, however in this case I would urge the Board of Appeals to request the required information. The details on waivers are especially important where this project involves storm water filtration into the Groundwater Zone 2 of the Conant II well field. Acton has a track record of holding to high standards where groundwater supplies are concerned.

Regards,
Isabella V Choate
Resident